

Community Development Commission

March 24, 2005

TO: Each Supervisor

FROM: *for*  Carlos Jackson, Executive Director

**SUBJECT: ANNUAL REPORT FOR THE COMMUNITY DEVELOPMENT
COMMISSION IN ITS CAPACITY AS REDEVELOPMENT
AGENCY FOR THE COUNTY OF LOS ANGELES**

In accordance with California Community Redevelopment Law reporting requirements (California Health and Safety Code 33080 et seq.), a copy of the Annual Report for the Community Development Commission in its capacity as the Redevelopment Agency for the County of Los Angeles (Agency) is being submitted for the Board's review (California Health and Safety Code 33080.2) prior to submittal to the State Controller's Office and the California Department of Housing and Community Development.

As prescribed by state redevelopment law, the elements of the attached report are as follows:

- A copy of the independent financial audit report for the previous fiscal year for the Agency
- A fiscal statement for the previous fiscal year prepared in the format prescribed by the State Controller
- A description of the Agency's progress in the elimination of blight during the previous fiscal year
- A description of the Agency's activities in the previous fiscal year affecting housing and residential displacement
- A description of the total number and nature of properties that the Agency owns and those properties the Agency has acquired in the previous fiscal year

A brief summary of the report is provided with this letter. If you have any questions about the report, please contact me at 323-890-7400 or Corde' Carrillo, Director of Economic/Redevelopment Division, at 323-890-7205.

C: Each Deputy

Summary

Annual Report for the Community Development Commission in its Capacity as
Redevelopment Agency for the County of Los Angeles
Fiscal Year 2003-2004

Specific Efforts to Eliminate Blight:

Maravilla Project Area

- Completed 100% construction of Centro Estrella, a community center providing services primarily to children with physical and developmental disabilities. The 23,000 sq. ft. center opened to the public in March 2003.
- Rehabilitated 14 businesses
- Conducted 9 community meetings

Willowbrook Project Area

- Continued work on a Disposition and Development Agreement (DDA) for construction of an eye care center on a 2.93-acre CDC-owned site with the Los Angeles Eye Institute, a non-profit health care provider
- Completed work with the Los Angeles County Department of Health Services (DHS) to transfer CDC-owned property to DHS for development of the Oasis Clinic Project, an HIV/AIDS clinic.

West Altadena Project Area

- The CDC entered into an Exclusive Right to Negotiate with the developers of the Altadena Lincoln Crossing project; which will bring a supermarket, new businesses, and new residential units to Lincoln Avenue. Work is being completed on a Disposition and Development Agreement.
- The Business Technology Center received an award from the US Department of Housing and Urban Development for "Outstanding Achievement in Community Development."
- Conducted 12 community meetings

East Rancho Dominguez Project Area

- RFP released and developer selected for mixed-use project, which will consist of 70 affordable family units, commercial space, and community services. Completed Exclusive Right to Negotiate for Board approval and currently working on DDA.
- Rehabilitated four businesses

Housing Activities and Residential Displacement:

Maravilla Project Area

- Rehabilitated three homes

West Altadena Project Area

- Rehabilitated 17 homes

Willowbrook Project Area

- Rehabilitated two homes
- Received the "National-Award-of-Merit" from "NAHRO" in May 2004 for the "Village at Willowbrook", a development of 34 affordable single-family units completed in June 2003.

East Rancho Dominguez Project Area

- Rehabilitated two homes adjacent to the Project Area

Property Inventory and Properties Acquired:

The Agency currently owns 122 properties.

Maravilla Project Area

- 21 properties owned
- None acquired in FY 03/04

Willowbrook Project Area

- 69 properties owned
- 1 acquired in FY 03/04

West Altadena Project Area

- 20 properties owned
- 4 acquired in FY 03/04

East Rancho Dominguez Project Area

- 12 properties owned
- None acquired in FY 03/04

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ESCROW OPEN/CLOSE DATE ACQUIRED	DESCRIPTION	FY03/04 NET BOOK VALUE
MARAVILLA		
6/24/1997	4709 CESAR CHAVEZ	1,678,560.00
7/26/1987	4774 CESAR CHAVEZ	120,370.00
7/26/1997	4776-4778 CESAR CHAVEZ	266,516.00
7/18/1989	611 NORTH MCDONNEL ST.	70,296.00
9/5/1990	4525 EAST 3RD STREET	117,952.00
9/5/1990	4527 EAST 3RD STREET	117,013.00
9/5/1990	4529 EAST 3RD ST	113,705.00
9/5/1990	4529 1/2 EAST 3RD ST	113,207.00
6/30/1991	4735-37 1/2 CESAR CHAVEZ	392,428.00
10/29/1992	4651 EAST 3RD ST	245,948.00
9/14/1993	4655 EAST 3RD ST	112,036.00
12/22/1993	4768 FLORAL DRIVE	204,374.00
12/22/1993	4552 FLORAL DRIVE	139,958.00
2/28/1994	4347 FLORAL DRIVE	59,562.00
7/1/1996	219 DANGLER AVE	140,344.00
6/7/1996	4767 CESAR CHAVEZ	178,370.00
3/20/1997	4760-68 CESAR CHAVEZ	279,307.00
1/14/1999	4763 CESAR CHAVEZ	86,706.00
12/1/2000	247 SOUTH MEDNIK AVE,LA90222(LOT51-55)	82,087.00
10/31/2001	4643 E. THIRD STREET, EAST LA	184,894.55
8/22/2002	247 SOUTH MEDNIK AVE,LA90222(LOT56-58)	263,978.00
42	TOTAL BALANCE	4,967,611.55
WILLOWBROOK		
1/1/1986	1690 EAST 126TH ST	8,927.00
1/1/1986	2315 SANTA ANA BLVD	39,000.00
12/15/1986	11720-11722 COMPTON	27,612.00
6/12/1987	1646 EAST 118TH PLACE	65,833.00
7/29/1987	11806 HOLMES AVENUE	35,655.00
6/4/1987	11812 HOLMES AVENUE	67,339.00
6/19/1987	11818 HOLMES AVENUE	69,932.00
2/25/2043	11822 HOLMES AVENUE	61,838.00
5/26/1987	11823 HOLMES AVENUE	55,703.00
6/26/1987	11824 HOLMES AVENUE	76,227.00
6/22/1987	11839 HOLMES AVENUE	63,084.00
7/22/1987	11811 BANDERA AVENUE	51,669.00
5/14/1987	11830 BANDERA AVE	58,939.00
6/19/1987	11836 BANDERA AVENUE	60,892.00
7/30/1987	1854 EAST 184TH ST	59,744.00
7/23/1987	11827 HOLMES AVENUE	63,391.00
1/17/1987	11821 BANDERA AVENUE	95,979.00
7/30/1987	11834 SOUTH BANDERA AVENUE	58,932.00
6/30/1987	11810 BANDERA AVENUE	41,150.00
8/2/1987	11801 WILMINGTON	48,488.00
7/17/1987	11811 WILMINGTON	49,105.00
7/22/1987	11823 SOUTH WILMINGTON	2,493.00
8/19/1987	11820 BANDERA AVENUE	14,650.00
24 8/20/1987	11817 BANDERA STREET	50,062.00

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ESCROW OPEN/CLOSE DATE ACQUIRED	DESCRIPTION	FY03/04 NET BOOK VALUE
8/20/1987	11835 HOLMES AVENUE	72,666.00
9/18/1987	11832 HOLMES AVENUE	61,444.00
9/18/1987	11823-27 WILMINGTON	190,361.00
9/25/1987	11826 BANDERA AVENUE	37,237.00
10/23/1987	11819 HOLMES AVENUE	53,000.00
2/23/1988	11835 WILMINGTON AVENUE	44,485.00
2/23/1989	11839 WILMINGTON AVENUE	47,599.00
7/18/1988	11816 BANDERA AVENUE	57,899.00
6/24/1988	11815 WILMINGTON AVENUE	41,960.00
6/24/1988	11812 BANDERA AVENUE	41,960.00
3/30/1988	11817 WILMINGTON AVENUE	58,688.00
6/19/1990	11829 WILMINGTON AVENUE	28,771.00
10/27/1987	11800 HOLMES AVENUE	39,278.00
1/4/1990	11805 BANDERA AVENUE	26,773.00
1/15/1988	11805-15 HOLMES AVENUE	282,437.00
3/31/1989	11830 HOLMES AVENUE	66,962.00
5/8/1989	1932 EAST 119TH STREET	65,969.00
7/1/1989	11801-11808 1/2 HOLMES AVE	47,766.00
9/25/1990	2026 EAST 119TH STREET	132,683.00
6/30/1991	1649, 1655 EAST 117TH STREET	93,940.00
7/3/1991	11664 COMPTON AVENUE (VACANT LOTS)	162,475.00
9/10/1991	11737 SOUTH WILMINGTON	130,997.00
9/2/1992	11909, 11911 & 11911 1/2 WILLOBROOK AVE	212,510.00
8/26/1988	1601-1615 E. 117TH ST (TSF FROM JJ PROJ)	165,536.00
9/27/1994	1630 EAST 117TH STREET	71,127.00
7/31/2000	1631 & 1635 E. 117TH ST, L.A.	139,851.25
6/28/1991	11651 EAST 120TH STREET	49,162.00
8/16/1994	LOT 177/1813 EAST 118TH ST	66,010.00
12/14/1994	1758 EAST 117TH STREET	151,132.00
5/25/1995	11743 WILMINGTON AVENUE	56,869.00
11/21/1996	12031 WILLOWBROOK AVENUE	117,714.00
2/19/1997	11746 BANDERA AVENUE	113,247.00
12/26/1997	11742 BANDERA AVENUE	96,536.00
1/14/1998	11731-37 HOLMES AVENUE	219,554.00
1/13/1999	11750 BANDERA AVENUE	104,685.00
5/19/1999	11908 & 11908 1/2 WILLIMINGTON AVE, LA	70,559.26
11/04/99	11756 & 11758 BANDERA AVE, LA	101,290.00
02/01/00	11754 HOLMES AVENUE, LA 90059	187,300.00
10/25/2000	11709 HOLMES AVE	37,100.00
06/19/02	12709-11 WILLOWBROOK AVE, L.A.	282,883.00
06/20/02	1634 E. 117TH ST., L.A. 90059	101,441.00
09/13/02	11716 COMPTON, CA 90022	111,475.00
06/27/02	1917 E. 126TH ST., COMPTON 90022	105,833.00
08/15/02	11752 BANDERA AVE	98,562.16
45 8/28/2004	12701 WILLOWBROOK, COMPTON	251,531.36
45	WILLOWBROOK SHOPPING CENTER	3,192,609.00
TOTAL BALANCE		9,116,511.03
EAST RANCHO DOMINGUEZ		
2 9/4/1987	15802 WASHINGTON AVE	437,031.00
11/6/1987	15614 S. WASHINGTON AVE	177,940.00

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ESCROW OPEN/CLOSE DATE ACQUIRED	DESCRIPTION	FY03/04 NET BOOK VALUE
10/24/1988	15711 S. ATLANTIC AVENUE	753,183.00
3/23/1993	15715 S. ATLANTIC AVENUE	171,066.00
3/23/1993	15729 ATLANTIC AVENUE	177,353.00
3/23/1993	15803 ATLANTIC AVENUE	174,923.00
3/23/1993	15809 ATLANTIC AVENUE	172,040.00
3/23/1993	15811 ATLANTIC AVENUE	171,066.00
3/23/1993	15813 ATLANTIC AVENUE	171,811.00
3/23/1993	15815 ATLANTIC AVENUE	171,066.00
10/8/1985	4620 EAST COMPTON	24,055.00
10 6/26/1998	15728 WASHINGTON AVE	332,123.00
	Round off adjustment	0.53
	TOTAL BALANCE	2,933,657.53
WEST ALTADENA		
8/7/1987	2300-2304 LINCOLN L.A.	176,613.00
2/26/1988	2367 OLIVE AVENUE ALTADENA	73,810.00
1/27/1999	376 CROSBY ST ALTADENA	92,483.00
3/8/1999	372 ACACIA ST ALTADENA	104,657.00
3/8/1999	383 ACACIA ST ALTADENA	164,167.00
3/8/1999	385,386 1/2 CROSBY ST ALTADENA	168,861.00
3/8/1999	377 ACACIA ST ALTADENA	180,902.18
4/2/1999	365 & 375 W. WOODBURY RD ALTADENA	235,731.00
6/30/1999	372 CROSBY ST ALTADENA	138,548.08
	SZKIBA PROPS - WEST	
10/18/99	ALTADENA SHOPPING CTR ALTADENA	102,500.00
3/14/2000	380 ACACIA ST ALTADENA	250,936.86
10/13/00	369 ACACIA ST ALTADENA	141,212.95
5/25/01	2242-2246 NO. LINCOLN ALTADENA	171,705.93
6/20/2001	2383 OLIVE AVE ALTADENA	163,346.00
4/10/2002	2399 OLIVE AVE ALTADENA	116,334.48
07/24/03	2144 YUCCA LANE ALTADENA	248,937.35
08/22/03	2250 & 2252 N. LINCOLN AVE ALTADENA	552,982.40
07/07/03	2264 & 2266 N LINCOLN AVE ALTADENA	411,990.79
20 03/08/04	2200 YUCCA LANE ALTADENA	1,170,254.77
07/26/96	2372 N. LINCOLN AVE ALTADENA	611,175.00
	TOTAL BALANCE	5,277,148.79